The Cottage Buckover
Wotton-Under-Edge, Glos GL12 8QL

STEVE GOOCH
ESTATE AGENTS | EST 1985

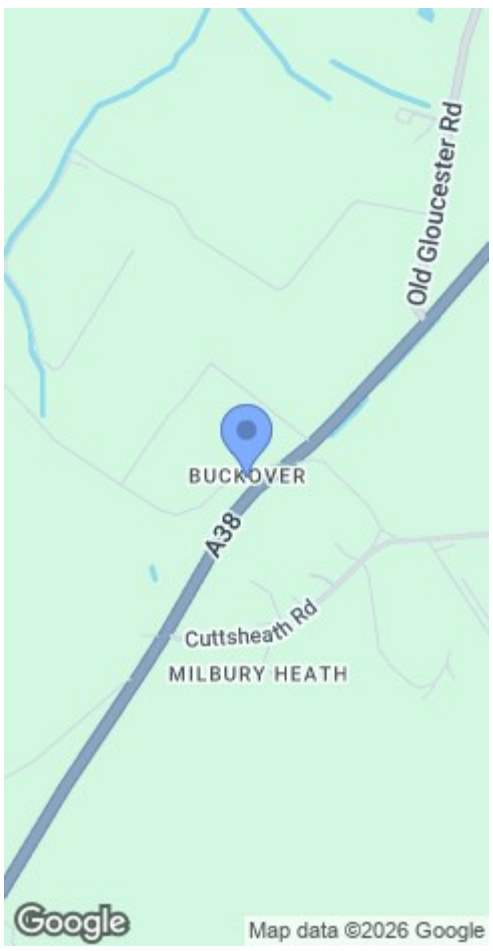


GROUND FLOOR

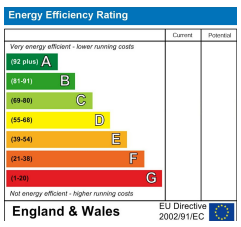


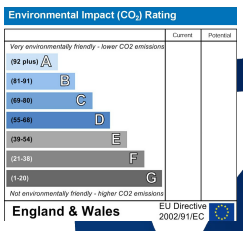
1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£425,000

CHARMING THREE BEDROOM DETACHED COUNTRY COTTAGE that has HUGE POTENTIAL for RENOVATION/IMPROVEMENT sitting within a PLOT OF JUST OVER A FIFTH OF AN ACRE in a LOVELY LOCATION.

Accommodation comprises LOUNGE with a WOOD BURNER, DINING ROOM with an OPEN FIREPLACE, FITTED KITCHEN, store room that needs a new roof, bedroom one that overlooks farmland, bedroom two with a fireplace, bedroom three and the bathroom.

Outside you have a GENEROUS QUARTER OF AN ACRE PLOT that is in need of landscaping.

Wotton-under-Edge is a picturesque historic market town located in the southern Cotswolds Area of Outstanding Natural Beauty, overlooking the Severn Vale. Sitting on the B4058 road being 5 miles (8.0 km) from the M5 motorway. The town has several pubs and a hotel, and a range of takeaways and restaurants. It has several active social groups, such as Scouts, a gardening club and the Wotton Lions.















A partially glazed side entrance door leads into:

ENTRANCE PORCH
Flagstone style floor, windows to front elevation, partially glazed door to rear elevation.

LOUNGE
20'6 x 10'6 (6.25m x 3.20m)
Open fireplace housing a wood burner stove, exposed hardwood lintel and stone walling, understairs storage cupboard, downlighters, windows to front and side elevations.

DINING ROOM
12'8 x 9'7 max (3.86m x 2.92m max)
Open fireplace with a stone surround, wall light, windows to front and rear elevations.

REAR HALLWAY
Original elm staircase leading off.

KITCHEN
13'6 x 9'2 max (4.11m x 2.79m max)
Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit, plumbing for automatic washing machine and dishwasher, electric cooker point, downlighters, double glazed windows to rear and side elevations, matching door to side elevation into a:

STORE ROOM
17'2 x 12'8 (5.23m x 3.86m)
Windows to front, side and rear elevations, partially glazed door to side elevation. (Needs roof repair).

From the rear hallway an original elm staircase leads to the first floor.

LANDING
Exposed floorboards, upvc double glazed window to rear elevation overlooking the surrounding farmland.

BEDROOM 1
14'3 x 8'7 max (4.34m x 2.62m max)
Exposed floorboards, upvc double glazed windows to side and rear elevations overlooking the farmland.

BEDROOM 2
13'4 x 10'2 max (4.06m x 3.10m max)
Former open fireplace with a cast iron surround, exposed floorboards, upvc double glazed windows to side and front elevations overlooking farmland.

BEDROOM 3
11'6 x 7'1 (3.51m x 2.16m)
Access to loft space, downlighters, upvc double glazed window to front elevation overlooking farmland and hillsides beyond.

BATHROOM
10'4 x 6'8 max (3.15m x 2.03m max)
White suite comprising bath with a shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, recess housing the hot water cylinder and slatted shelving, downlighters, upvc double glazed window to front elevation.

OUTSIDE
There is a quarter of an acre plot in need of landscaping, off road parking for one vehicle and a detached garage in need or replacement.

SERVICES
Mains water, electricity, septic tank.

WATER RATES
To be advised.

LOCAL AUTHORITY
Council Tax Band: E
South Gloucestershire Council, The Council Offices, Badminton Road, Bristol, BS37 0SA

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Hardwicke proceed along the A38 for approximately 20 miles and just before reaching Buckover turn right onto Gloucester Road, proceed along here taking the left turning into Crossways Lane then left again into Clay Lane and left again into Whitewall Lane where the property can be located on the right hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).